

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Clara

State: CA

PJ's Total HOME Allocation Received: \$9,042,941

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	92.42 %	93.35 %	50	93.41 %	33		36
% of Funds Disbursed	79.88 %	85.12 %	58	84.68 %	26		23
Leveraging Ratio for Rental Activities	9.51	5.84	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	74.37 %	72.98 %	50	80.76 %	18		19
% of Completed CHDO Disbursements to All CHDO Reservations***	66.84 %	61.88 %	38	68.18 %	36		36
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.98 %	77.72 %	10	80.32 %	82		88
% of 0-30% AMI Renters to All Renters***	81.03 %	39.58 %	4	45.16 %	91		95
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.28 %	92.53 %	41	95.04 %	41		44
Overall Ranking:			In State: 11 / 92		Nationally: 77		79
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,041	\$33,130		\$26,037	232	Units	70.70 %
Homebuyer Unit	\$133,456	\$20,348		\$14,755	3	Units	0.90 %
Homeowner-Rehab Unit	\$24,585	\$27,021		\$20,487	83	Units	25.30 %
TBRA Unit	\$1,725	\$2,819		\$3,225	10	Units	3.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$112,360	\$196,667	\$24,915
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	53.5	33.3	65.1	60.0	Single/Non-Elderly:	9.2	0.0	10.8	20.0
Black/African American:	8.3	0.0	1.2	20.0	Elderly:	51.3	0.0	86.7	50.0
Asian:	10.5	0.0	3.6	0.0	Related/Single Parent:	27.6	66.7	0.0	10.0
American Indian/Alaska Native:	0.0	0.0	1.2	0.0	Related/Two Parent:	7.9	33.3	1.2	20.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.9	0.0	1.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	1.2	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	3.5	0.0	2.4	0.0					
ETHNICITY:									
Hispanic	24.1	66.7	25.3	20.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	50.0	0.0	65.1	60.0	Section 8:	40.4	0.0 [#]		
2 Persons:	25.0	0.0	31.3	20.0	HOME TBRA:	0.0			
3 Persons:	13.6	66.7	1.2	10.0	Other:	0.4			
4 Persons:	6.6	33.3	2.4	10.0	No Assistance:	59.2			
5 Persons:	3.1	0.0	0.0	0.0					
6 Persons:	1.8	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			167	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara State: CA Group Rank: 77
(Percentile)
State Rank: 11 / 92 PJs Overall Rank: 79
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	74.37	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	66.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.98	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

